

PUBLIC SALE

By virtue of the power and authority conferred by a Decree of the Circuit Court for Frederick County sitting as a Court of Equity, passed on the 7th day of August, 1944, in a cause pending in said Court, being No. 15,215 Equity wherein Theresa Trail Mathias, et al. are complainants and Ariana Belt Arnold, et al. are defendants, the undersigned Trustees will sell at public sale at the Court House door in Frederick City, Frederick County, Maryland on

FRIDAY, SEPTEMBER 1, 1944, at the hour of 10.30 A. M. all those two farms situate, lying and being in Frederick County, Maryland and more particularly described as follows:

1. All that farm known as the Florence Trail "Moss-Side Farm" situate, lying and being on the Washington Road about two miles South of Frederick, tenanted by Daniel L. Fisher, and containing 229.53 acres, more or less, and being part of the same real estate described in the Last Will and Testament of Charles E. Trail, late of Frederick County, deceased, dated June 2, 1906 and recorded in the Will Records of Frederick County in Liber W. B. C. 2, Folio 60, and which said property the said Charles E. Trail acquired by the following Deeds: (a) From Mary Cronice bearing date the 7th day of August, 1867 and recorded in Liber D. S. B. 1, Folio 594, and (b) from Gideon D. Cronice, et al. bearing date the 2nd day of September, 1868 and recorded in Liber C. M. 2, Folio 296, to which real estate described in the aforementioned Deeds the said Charles E. Trail added an additional tract or parcel of land from "The Hermitage," then owned by him, to make the total of 229.53 acres, more or less, as herein set forth and as more particularly described in a survey and plat made by Frank W. Rothenhoefer, County Surveyor, under date of July 15, 1944.

This property is improved by a substantial stone and plaster house with metal roof, large bank barn, wagon shed with two corn cribs attached, dairy house and other necessary outbuildings.

2. All that farm known as the Bertha Trail "Valley View Farm" situate, lying and being on the Baker's Valley Road and tenanted by Earl Stup, containing 245 acres of land, more or less, and being part of the same real estate described in the Last Will and Testament of Charles E. Trail, late of Frederick County, deceased, dated and recorded as aforesaid, and which said property the said Charles E. Trail acquired by the following Deeds: (a) From F. Granville Thomas, et al. dated on the 14th day of April, 1892 and recorded in Liber J. L. J. 1, Folio 547, and (b) from F. Granville Thomas, et al. Trustees dated the 7th day of May in the year 1892 and recorded in Liber J. L. J. 1, Folio 548.

This property is improved by a large nine-room frame house with slate roof, substantial bank barn equipped for dairy use, cement block milk house, wagon shed with two corn cribs attached and other necessary outbuildings.

Terms of sale as prescribed by the Decree: One-fourth of the purchase money to be paid in cash on the day of sale or on the ratification thereof by the Court, the residue within six months after day of sale, the purchaser or purchasers giving his, her or their note with approved security and bearing interest from the day of sale, or all cash, at the option of the purchaser. Deposit of Twenty-Five Hundred Dollars on the property first described and Two Thousand Dollars on the property secondly described will be required on the day of sale, all conveyancing, including U. S. Revenue Stamps to be at the expense of the purchaser.

CHARLES McC. MATHIAS,
D. PRINCETON BUCKEY,
WILLIAM M. STORM,
PAUL W. KNOX,

Trustees

Emmett R. Bowlin, Auctioneer.

(EXHIBIT C)

I/we hereby acknowledge to have purchased the farm known as the Bertha Trail "Valley View Farm", being the property secondly described in the annexed Advertisement of Sale at and for the sum

of Sixteen Thousand,
Four Hundred

and I/we hereby agree to comply with the terms of sale as set out in said annexed advertisement.

Witness my/our hands and seals this 1st day of September, 1944.

Theresa Trail Mathias (SEAL)

(SEAL)

Witness:

Charles R. Storm

ADDITIONAL TERMS ANNOUNCED AT TIME OF SALE:

This property is sold subject to the existing rights of the present tenant, whose tenancy will next expire March 31, 1945. Landlord's interest in growing yellow corn crop will go to the purchaser (landlord's interest in sweet corn crop reserved). Taxes to be adjusted as of the day of sale.

Filed September 2, 1944